LOCATION FOR

INSTITUTION. GARRISON AND LUCAS AVES... M. W. CORNER.

Elegant 3-story brick residence of 16 rooms, hot-water heat, 2 baths, electric light and every possible con-venience; large brick stable; beauti-ful grounds. This is a very cheap house. LOT 150x134.8.

ASKING PRICE, \$30,000. No reasonable offer refused. MERCANTILE TRUST CO., EIGHTH AND LOCUST STS.

JOHN S. KING, Real Estate Appraiser.

Office, room 50 Lincoln Trust building. The services of a compelent appairer should be set cured whenever you intend to purchase a plees of real estate. It is his business to examine the property and give you like opinion of its value, look after the title, close the sale, and to look after your interest in all matters pertaining to the transaction. I have bud twenty years experience in buying, selling and leaning money on St. Louis real estate and huliding houses. I make the study of the values of St. Louis real estate the after the study of the values of St. Louis real estate the after the sale, and the sale was the study of the values of St. Louis real estate then after the sale was the sale and huliding houses. I make the study of the values of St. Louis real estate than its market value. I guarantee to give advice and information that will nestect the interest of prospective purchasers. My fees are small and very reasonable. Telephone Bell Main 723.

5985 HIGHLAND AVENUE, N. E. CORNER HODIAMONT.

Two-story house of 10 rooms, arranged as flats of 5 rooms each.

LOT 40x120.

A coming business corner; will be sold for best offer. MERCANTILE TRUST CO., EIGHTH AND LOCUST STS.

NEW HOUSE IN WEST END.

for key, price and terms see KEELEY & CO., 1111 Chestnut st.

For Sale or Exchange. For Sale—Or Exchange—House and lot, No. 2007 McPherson ave., between King's highway and Union; a very nice, almost new 2-story mock-brick house; contains 11 rooms, fine reception hall, separate hathroom, hot and cold water; fine mantels, stone porch, granthoid cellar; lot sories feet. Would exchange for a smaller house or desirable vacant lots. For key and price see KEELETY & CO., 1112 Chestont st.

You Must See This.

2922 Laciede Ave. Modern 2-story brick residence of 8 rooms; bath, gas, etc. This house must be seen to be appreciated. Be sure and see this.

MERCANTILE TRUST CO., EIGHTH AND LOCUST STS.

A West End Home \$6,600

Fronting O'Fallon Park.

The fibest and best-built house in North St.
Louis at a secrifice; all headwood finish; elegant
leathroom; heated by hot-water heating plant; all
copper screens; large 2-story stable, etc.; a beautiful place; must be seen to be appreciated. Any
one looking for a fine home, fronting the park,
will do well to see me at once.

GEO, J. WANSTRATH, 616 Chestnut st.

On Monthly Payments. the state of the s

> A VERY NEAT LITTLE HOME **GEYER AVE., 2630.** A neat 2-story 6-room brick house; MERCANTILE TRUST CO.,

A Home for \$2,100.

5 ACRES.

Kienlen avenue, north of Suburban Garden, south of Natural Bridge road, adjoins Clark farm on south, touched by new belt line. PRICE, PER ACRE......\$2,000 **MERCANTILE TRUST CO..** EIGHTH AND LOCUST.

New Houses on Vernon

BUY THIS HOUSE AND SAVE MONEY. Fairmount Ave , 5127.

Lot 23x155. A beautiful 3-story, light brick house, containing 9 rooms and finished basement, bath, closet, furnace, hot and cold water, and ev-

MERCANTILE TRUST CO., Eighth and Locust.

Bargain-12-Room Brick Flat. RICE 53,300; RENT 505; LOT 35x155, uill, 11-inch walte, water, gas; elso frame g. 65x50; price, 51:550; rent, 515; lot 72x155, 5135 Minbesota ave., owner.

On Monthly Payments. For Sale-House and lot, No. 453 S. Tenth st., at Neoshio at ; brand-new one-story brick cut-er of a rooms, reception hall, bath, inside w. gas; lot Strike feet; terms, \$100 cash and \$15 tr mouth. For keys and price see KEELEY 4 CO., 1113 Chestnut st.

Pays 22% On Equity. 3733 to 37 OREGON AVE.

Eight 2-room flats; fine cabinet mantels, hot and cold water, gas, etc. LOT 50x125. MERCANTILE TRUST CO.,

EIGHTH AND LOCUST.

DIPROVED CITY PROPERTY FOR IMPROVED CITY PROPERTY FOR

Rent \$1,920---Price \$15,000

No. 2755; three-story brick fiwelling, 2 rooms: hall, gas, bath, water, laundry, stable; all street improvements made; lot 50g15; easy terms; 8,000. HENRY HIEMENZ REALTY CO., 514 Chestnut st.

REDUCED 1500 DOLLARS

HENRY HIEMENZ REALTY CO., 514 Chestnut st.

let in part payment. HENRY HIEMENZ REALTY CO., 614 Chestnut st. LINDELL PLACE!!

Pretty Heme Cheap!

NEAR O'FALLON PARK. NEAR O'FALLON PARK.

722 Carrie ave., just east of Broadway; a well-built, 3-story and attic brick house, for 2 families, renting for 120 per year; price only 12,000. See this at once.

GEO. J. WANSTRATH, 516 Chestnut st.

A Country Home in the City. Michigan Ave., 6731.

Two-story frame residence of 6 rooms, reception hall; well built house. LOT 92x200.

PRICE.....\$4,000. MERCANTILE TRUST CO.,

4-Room Cottage.

4060 Connecticut st. well-built four-room brick cettage, reception hall gas, bath, hot and cold water; first-class neighborhood; close to schools and churches; if you want to buy a home don't fail to examine this property; pirce Et.780.

F. E. NIESEN, Tenth and Chestnut sts. 5254 MAPLE AVE.

New house of 8 rooms, reception hall; all mod-ern; ready to move in; lot \$1.2x137; beautiful lo-catioh; look at it; anxious to sell. GIRALDIN BROS. & CATES, 110 N. Eighth st. SISO CASH-FOR COLORED. 433 Maffitt ave., 4-room 1-story frame; lot 25: 124; new vacant; price 31, 100. BEN E. W. RULER, 4101 Easton ave.

If you are, it is because you are not aware that you can buy 1343 Hodiamont ave., near Pare boulevard, on easy monthly payments and small cash payment. A nice six-room house, in perfect repair. Olive at through cars pass the property. Open at all times for impection. Don't fall to see it.

CHAS. F. VOGEL, 624 Chestnut at.

TYLER PLACE BARGAIS. BLAINE AVENUE, 3663.

A modern 2-story buff brick resi-dence of 7 rooms, reception hall, bath, closet, furnace; street, sewer and sidewalk made.

PRICE......\$3,750. MERCANTILE TRUST CO., EIGHTH AND LOCUST.

6-Room House-\$1,550. F. E. NIESEN, Tenth and Chestnut sts.

NORTH END BARGAINS I have a number of six and eight room dwellings, good location; also several large tracts for manufacturing purposes, with switch facilities, which I offer at great bargains.

C. C. CRONE, Soft N. Broadway.

A PRETTY HOME.

Minorva Ave., 5135 Two-story 7-room brick residence, with reception hall, furnace, bath and all modern conveniences.

LOT 35x170.

PRICE......\$4,800. MERCANTILE TRUST CO. EIGHTH AND LOCUST.

STOP PAYING RENT AND BUY

F. E. NIESEN, Tenth and Chestnut ats.

House in BEAUTIFUL CABANNE Fairmount Ave., 5065.

A very desirable home; 9 rooms and reception hall; hardwood finish; furnace. LOT 35x155.

PRICE...... \$6,500 MERCANTILE TRUST CO.,

SPECIAL BARGAIN. Silf Cass ave.; store, with 2 rooms in resr and room flat above; lot 21x160; renting for 3436 menals, Price 31,000. McNAIR, HARRIS & JONES REALTY CO., Southeast Corner Eighth and Locust sta.

4352 Westminster Place.

LOOK! LOOK! \$500 CASH,

BALANCE EASY TERMS. WILL BUY ELEGANT HOME ON

PAGE AVENUE.

LINCOLN TRUST CO., Seventh and Chestaut.

Mercantile Trust Co.

REAL ESTATE DEPARTMENT.

SOME POTENT REASONS WHY WE TRANSACT THE LARGEST REAL ESTATE BUSINESS IN ST. LOUIS:

- 1. Our real estate officers have long been engaged in the business and know from experience how to conduct it.
- 2. We maintain a very large force of competent and experienced men whose entire time and attention are devoted to the real estate department.
- 3. We spare no expense in the way of advertising, or otherwise, to bring about desired results.

OUR REAL ESTATE BUSINESS EMBRACES SEVERAL DIVISIONS.

SALE OF REAL ESTATE.

We buy and sell strictly on commission all classes of St. Louis real estate (no farms, confining our attention strictly to this city).

We have a large amount of property in our hands for sale.

We are in direct touch with many buyers with whom we have been doing business for years, and lead so pre-eminently in the St. Louis real estate business that prospective buyers naturally come to us. We are headquarters—as it were—for real estate.

We publish the handsomest real estate price list issued by any office in America (sent free to any address), containing description of hundreds of properties.

We have a large force of salesmen whose only duties are to supply the wants of buyers and look out for customers for property listed with us.

We solicit the sale of St. Louis real estate, whether business, residence or vacant prop-We invite a call from those who think of investing in St. Louis real estate.

COLLECTION OF RENTS.

To the matter of collecting rents, managing estates, superintending repairs, etc., we give special attention.

We have for years had the largest rent collection business in the city, and in the past two years we have doubled our rent collections.

We believe this has been done through merit and is the result of the way we handle col-We endeavor to look after interests of landlords and at the same time satisfy good ten-

The magnitude of our rental business is such that we can afford to hire the best assistance, giving each man his special work; in brief, we have systematized our rental depart-

Newcomers to St. Louis see us first; they may see others later.

We send check for collections with statement at the end of every month.

We advertise vacancies in the newspapers and try to keep property rented.

We make no charge for superintending repairs for our clients, and make no "discounts" or "commissions" from mechanics, giving owners benefit of lowest net cost of work.

Our references are those whose business we handle.

Our charges are reasonable, and we solicit new business. We would like to have a call from property owners that we might explain our methods and quote terms.

LOANS.

We make loans on St. Louis real estate in amounts ranging from \$500 to \$1,000,000 and at current market rates of interest.

Our familiarity with values and the fact that we have ample funds at our disposal enables us to make any approved loan without delay. No "red tape."

Moderate commissions charged and no charge for preparing papers, notary, etc. Parties desiring loans on real estate are invited to call and see us.

APPRAISEMENTS.

The real estate department of the Mercantile Trust Company is prepared to appraise property anywhere in St. Louis. Appraisements are made by officers of the company and are based on years of experience and knowledge of present values. Charges reasonable.

CONFIDENTIAL TRANSACTIONS.

We buy property for individuals or corporations without publicity when so requested. We supply the newspapers with information as to our transactions when not objectionable to parties at interest. Our transactions are considered confidential and no publicity given them when our clients so request.

We Transact a Real Estate Business in the Fullest and Broadest Sense of the Word.

We propose that our large business shall be made much larger and intend to secure it by giving best attention to matters intrusted to us.

WE SOLICIT NEW BUSINESS.

Mercantile Trust Co.,

Eighth and Locust Sts., St. Louis, Mo.

IMPROVED CITY PROPERTY FOR IMPROVED CITY PROPERTY FOR

\$15,000 Dwelling for Sale for \$8,000.

Twelve rooms, hardwood finish, extra well built, located on fine corner in College parish, near Grand avenue, and is greatest bargain in city.

HOLBROOK-BLACKWELDER REAL ESTATE TRUST CO., 107 N. Seventh St.

S300 CASH

And \$25 Per Month

919 TALMAGE AVENUE.

Five rooms, bath, etc.; new. A BARGAIN. LINCOLN TRUST CO.,

Seventh and Chestau

ONLY 3 LEFT. The Finest Nine-Room Homes in City.

MOST BEAUTIFUL LOCATION. Open To-Day From 9 to 12 and 2 to 7, Week Days From 9 to 7.

POSITIVELY NONE LIKE THEM. BE SURE AND READ THE DESCRIPTION. Nos. 3423 and 3435 Hailiday avenue, one block ast of Grand avenue. Hailiday avenue is opcosite Grand avenue entrance to Tower Grove Park. No finer location in city. Seven houses, we about mished. They are Queen Anne style of seven rooms and two attic rooms, making nine coms, elegantly arranged and exquisitely finested.

of seven rooms and two attic rooms, maxing nine rooms, eiegantly arranged and exquisitely finished.

The reception halls are of quartered cak, curly sycamore and Wisconsin birch; Japanese leather waimscoting; hardwood floors with parquetry berders (consul with large plate mirrors), wood to match finish. Stairs of special designs and uniter than many in \$15.59 houses further beautified by carved columns, heams, grills, etc.

The parlors are finished in mahogany, cherry, bird's-cy maple and white enamel, and mantels of special design.

The dining-rooms are exceptionally nice: spacious, airy and well lighted with usy. The finish is of quartered oak, green birch, cherry and mahogany, grand mantels, with treasury cabinets and open tile fireplace.

The pantry is of brick (not of slate or frame), with china closet, cabinet, etc.

The kitchen is pretty, too; the zinc splash and drip are of marble. The frear hall is finely initiated, has closet and toilet alcove. The second floor is perfect and beautiful; the appointments just right; the mantels are finished liner than in the parlors of many \$7.500 houses.

The closets are very large, the rooms well lighted; the finish is of cherry, mahogany and birch. Every door venered and cored—something not found in many \$7.500 houses.

The bathrooms are really fine—porcelain tubs, medicine and toilet chests, tile floors and perfect as not slighted—are nicely finished and equal to many parlors.

The abthrooms are really fine—porcelain tubs. medicine and toilet chests, tile floors and perfect sonitary plumbing.

Will repeat again, the houses are well built, tiler the waits all around, steel griders in ceilar thost firth waits all around, steel griders in ceilar thost firth waits all around, steel griders in ceilar thost firth waits all around, steel griders in ceilar thost firth waits all around, steel griders in ceilar thost firth waits all around, steel griders in ceilar thost. price la \$7,500.
AIPLE & HEMMELMANN R. E. CO.,
605 Chestnut st.

CLEVELAND AVE. WEST OF ORAND. HIGH, BEAUTIFUL LOCATION Open To-Bay and Every Day from 2 to 8 P. M.

2817 Cleveland ave. is one of five. They are Colonial in style, sinte and tile roofs: 10 and ilrooms, with all the most modern conveniences;
hardwood floors and hardwood finish throughout;
steam heating, elegant and novel interior;
architecture and appointments are grand and different from most houses; the designs are special
and original. See them; can make easy terms.

AIPLE & HEMMELMANN R. E. CO.,
63 Chestnut st.

Scanlan Place, 4031. Two-story brick residence of 7 rooms, with reception hall.

LOT 35x110.

PRICE.....\$2,500. MERCANTILE TRUST CO.,

5095 and 5099

Twelve rooms, storage-room, two china closets, eparate marble bath and toilet on second floor, athroom on third floor; first floor finished in quarter-assed cals; reception hall and dining-com walnesoted; first floor coved ceilings; maple toor in kitchen; handsome stairway leading to econd floor; elegant stained-glass windows; setutiful mantels, slate sink and wash tubs; pence hot-water heat; large butler's pantry and then closets; tiled porch; steel beams; lot \$2x150. Deep to-day.

J. M. LEVI & CQ, II4 Chestnut st.

NEW, DESIRABLE RESIDENCES. FOR SALE. 5500 CLEMENS Ave., N. W. Cor Belt—Ten rooms, reception hall; hardwood floors and finish; stons porches; hot water, furnace, etc.; lot 50x152; \$10,000. CLEMENS AVE.—Adjoining the above; similarly arranged; lot estat; \$2,500 Open for impection.

JOS, DORMITZER, 104 N. Ninth et.

Investment Bargain. 203-37 McNair ave.: two brick houses, contain he six tenants of three rooms each; renting a 7de per year: in sood order: lot \$20,00 street an alley made; price \$3,500. ARTHUR G. PRINTZ. 900 Russell ave.

SPECIAL! SPECIAL! Mr. R. J. Hyatt, the late weather man, having een transferred to new quarters, has instructed as to offer for sale at the bargain prices it 4,600 is beautiful little home at 5615 Saburban ave. It writing a rooms, reception hall and it modern recitains a rooms, reception hall and is modern and complete in every way. This is an excep-sional operationty of getting a nice house at a low figure. See me at once. STEWART, 1992 Chestnut st.

A REAL BARDAIN. 4515 Cook Ave.

Modern 2-story brick residence of 9 rooms, furnace, bath, gas, etc.; all iences and all improvements LOT 25x165.

Owner leaving city and has named the above attractive price—house will rent for \$75 month. MERCANTILE TRUST CO.,

BIGHTH AND LOCUST.

FOR SALE 4928 Forest Park Boulevard ONLY ONE LEFT. A new 11-room house; delightfull arranged; very andsomely finished; all of the latest modern morrovements; four sold, only one left; heauti-ul trees; beautiful park in center; any terms.

IN OLD ORCHARD. For Sale-Brand-new two-story frame house of rooms; good cellar; nice mantels, porch, etc., swport ave., near Page and Big Bend road; feramed Highlands cars and Shrewsbury, on risce; lot Taile. For key, price and terms, see KEELEY & CO., 1115 Chestnut at.

ROYAL INVESTMENT CO., 20 Chestnut st.

LOVELY HOME! CABANNE DISTRICT.

A modern and nandsome home. No 1925 apple avenue, contains 16 rooms, 2 baths, ardwood floors, large brick stable and urriage-house. Furmer home of a local illiconaire, and consequently contains all maveniences. We can sell the property about 20 per cent of its cost and let our architect do the figuring.

Will sell house and 50 feet without lable or cuttre 100 feet.

The owner of this property has not use or the home and desires to sell. He is business man and means business. The property altogether is cheap at 126.-6, but we can cut that price declasedly we find a party who means business. MERCANTILE TRUST CO.,

RESIDENCES For Sale.

No. 5326 Vernon Ave., 60x130; 10 rooms and reception hall ... \$8,503

No. 17:3 Chouteau Ave., 63x150; 13 rooms and large brick stable, suited for doctor or dentist...... 812,000

No. 4305 Cook Ave., 35x150; 9-room No. 4522 Lewis Place, 50x200; mod-

No. 302 Pine Street, 28.6x128; 10room brick \$5,000 At Webster Groves, lot 280x273; 10room house, with stable, all in fine

Commonwealth Trust Company, Broadway and Olive.

Small House - Choice Heighborhood.

EUCLID AVE., 772. Two-story 7-room brick residence, with reception hall, all conveniences, LOT 30x170. PRICE......\$5,000.

MERCANTILE TRUST CO.,

West End Residences for Sale. 4125 LINDELL BOULEVARD-19 rooms, recep-tion hall, h. w., furnace, etc.; lot 77.5x150; 112,000 905 WEST PINE BOULEVARD-Modern II-room residence; conservatory; all conveniences; lot lazin; 112,000. Size VERNON AVE.—10 rooms, modern built; lot

SES VERNON AVE.—19 rocals, the furnace, etc.; 350 PAGE AVE.—8 rooms, bath, furnace, etc.; very destrable; lot 50x10; 35,000. 3130 LaCLEDE AVE.—Stone front, 8 rooms, bath, furnace; detached; lot 24x13; 31,290. JOS. DORMITZER, 104 N. Ninth st. SEE TO-DAY

for a BARGAIN! 4047 MORGAN STREET.

A two-story brick house, 6 rooms, hall, bath and cellar. Lot 25x200. Owner very anxious for a quick sale, Price 44,000

Can arrange easy terms. Look at this bouse if you want to buy something cheap. MERCANTILE TRUST CO.,

My Beautiful Nome at a Sacrifice.

No. 1678 Cote Brilliante ave., 2-story Queen Anne red press brick front, stone trimmings, fine porch, 8 rooms, bath, reception, gas fixtures, furnace; ceitar and walks grantioid; hardwood floors, handsomely and newly decorated and painted; fine lawn, trees and shrubs; atree; walks, curbs, gas and all improvements. Lot 32 feet 4 inches by 120 to alley. Price reduced to only \$4.00. Terms to suit; ell cash or small payment down and balance \$22.00 monthly if desired. It's a pity, but must be sold at sacrifice. Owner has no use for house; is too large. Call at premises, or ZINK & CO., Agents, 18 N. Seventh at.

The GARDEN SPOT of ST. LOUIS 5075 Cabanne Ave.

Modern 10-room stone and brick residence, with pretty reception hall. House has furnace and every modern convenience and in perfect repair. Handsomely decorated.

LOT 50x127.6. PRICE FOR QUICK SALE .. 89,000 MERCANTILE TRUST CO. EIGHTH AND LOCUST.

FOR SALE.

The above are choice residences. Look at these o-day, then see me Monday.

J. I. EPSTEIN, 610 Chestnut st. Substantial 10-Room Residence, \$4,800.

FOR SALE 5057 WESTMINSTER PLACE.

A new 13-room double house; every room light and cheerful; two elegant marble and tile bath-rooms, cellar graultoid, varis graded and sodded; seamed cellings and panel wanneoting in Harary, and dining-room; very elegantly finished throughout; its conception, construction, completeness, content and cost will please you; any terms; see it once; lot Mails; great hargain.

ROYAL INVESTMENT CO., 70 Chestnut St. SINGLE FLAT.

Will Sacrifice. EXI S. Seventh st.; 60x115; a rare chance for cick sale; easy terms; property well rented; mer must sell. OREON E. SCOTT & CO., \$17 Chestnut st.

NICE HOME! esia Cook; a roome; stock brick, all modern; fur-race, fixtures; good lot; fine street; 14,500. LOVE & SONS, 102 Chestaut at.

Love In a Cottage-Large Grounds St. Ferdinand Avenue, 4246A. A 1-story brick cottage, 5 rooms; in good condition. Nice yard. LOT 50x130.6.

CHEAP-\$4,400.

MERCANTILE TRUST CO.

IMI-S Menard at, a two-story double brick come for four families, of three rooms each, rent-ing for 50 per month ARTHUR G. PRINTZ, 500 Russell ave. Worth \$2,400. Price \$2,000.

149 Hill's terrace; 4 rooms and hall: tolled, water and gas in the house; street made this is one of the cheapent brick houses in the city.

BEN E. W. RULER, 481 Easter ave.

1307 Kentucky Ave. Neat brick cottage, 5 rooms; well built; good condition; lot Serio; easy payments; price \$1.70. GIRALDIN BROS. & CATES, 110 N. Eighth st.

Good Home-\$2,200. 4162 Juniata et., large six-room finne boots attic. finished basement; large stable; lot lettis; swer, water and gas; sice neighborhood; bargets for some one. 5. E. NIESEN, Tenth/and Chestant eta.